

1 BILL NO. R-84-2- 12

2 DECLARATORY RESOLUTION NO. R- 18-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 January 19, 1984, to have the following described property
7 designated and declared an "Economic Revitalization Area" under
8 Division 6, Article II, Chapter 2 of the Municipal Code of the
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
10 12.1., to-wit:

11 4708 Clubview Drive in Engle Ridge
12 Industrial Park; Section "C", Block 9,
Fort Wayne, Indiana 46804;

13 said property more commonly known as 4708 Clubview Drive, Fort
14 Wayne, Indiana 46804;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

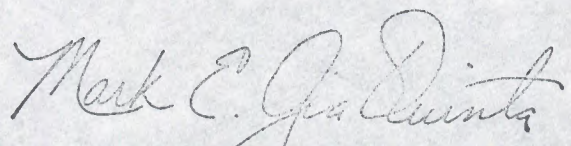
2
3 commendation from said department concerning the
4 advisability of designating the above designated
5 area an "Economic Revitalization Area";

6 (c) Common Council shall publish notice in accordance
7 with I.C. 5-3-1 of the adoption and substance of
8 this Resolution and setting this designation as an
9 "Economic Revitalization Area" for public hearing;

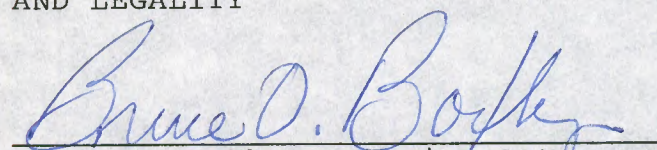
10 (d) If this Resolution involves an area that has al-
11 ready been designated an allocation area under
12 I.C. 36-7-14-39, then the Resolution shall be re-
13 ferred to the Fort Wayne Redevelopment Commission
14 and said designation as an "Economic Revitalization
15 Area" shall not be finally approved unless said
16 Commission adopts a resolution approving the peti-
17 tion.

18 SECTION 2. That this Resolution shall be subject to
19 being confirmed, modified and confirmed or rescinded after public
20 hearing and receipt by Common Council of the above described re-
21 commendations and resolution, if applicable.

22 SECTION 4. That this Resolution shall be in full force
23 and effect from and after its passage and any and all necessary
24 approval by the Mayor.

25 
26 _____
27 Councilmember

28 APPROVED AS TO FORM
29 AND LEGALITY

30 
31 _____
32 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-14-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (~~RESOLUTION~~) NO. D-18-84
on the 14th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 15th day of February, 1984,
at the hour of 2:00 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of February,
1984, at the hour of 1 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant L H STAMPING/ DIV. OF L H CARBIDE CORP.
2. Owner(s) SAM W. FLETCHER
3. Address of Owner(s) 6127 STONEY CREEK DRIVE
FORT WAYNE, IN 46825
4. Telephone Number of Owner(s) (219) 484-0711
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant 4708 CLUBVIEW DRIVE
FORT WAYNE, IN 46804
7. Telephone number of Applicant (219) 432-5563
8. Address of Property Seeking Designation 4708 CLUBVIEW DRIVE
9. Legal Description of Property Proposed for Designation (may be attached) 4708 CLUBVIEW DRIVE IN ENGLE RIDGE INDUSTRIAL PARK. SECTION "C",
BLOCK 9, FORT WAYNE, IN 46804

10. Township WAYNE
11. Taxing District WAYNE 91
12. Current Zoning M-2
13. Variance Granted (if any) NONE
14. Current Use of Property
- a. How is property presently used? VACANT AND UNFINISHED
- b. What is the condition of any structures on property? NEW
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate _____
16. Amount of Personal Property Taxes Owed During the Immediate Past Year
NONE BY L H STAMPING
17. Description of New Manufacturing Equipment to be installed on the Real Estate HIGH PRECISION STAMPING LINES. INCLUDES PRECISION PRESSES, REELERS AND DE-REELERS.
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment?
FEBRUARY 1, 1984
- b. When is installation expected to be completed? FEBRUARY 29, 1984
19. Cost of new manufacturing equipment? \$ 1,000,000.00

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? _____ Yes XX No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? 15

b. What is the nature of those jobs? PRESS OPERATORS AND OFFICE HELP.

c. Anticipated time frame for reaching employment level stated above?

2-4 YEARS

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NONE

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

THE INDUSTRIAL PARK WHERE THE L H STAMPING CORP. OPERATION WILL BE LOCATED IS

DUE TO BE ANNEXED BY THE CITY WITHIN ONE YEAR. HOWEVER, NO ADDITIONAL BENEFITS

WILL ACCRUE TO L H STAMPING CORP. BECAUSE CITY WATER AND SEWAGE ARE CURRENTLY

SUPPLIED TO THE PARK. IN ADDITION, NO IMPROVEMENT IN POLICE AND FIRE PROTECTION

IS ANTICIPATED AS A RESULT OF THE ANNEXATION. IN OTHER WORDS, THE INCREASE IN

PROPERTY TAXES BROUGHT ON BY THE ANNEXATION WILL BRING NO BENEFITS WITH THEM. FOR

THIS REASON A TEMPORARY ABATEMENT IN PROPERTY TAXES IS NEEDED TO PROVIDE THE

INCENTIVE TO DEVELOP IN THIS AREA.

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? NEW JOBS FOR THE STAMPING PLANT OPERATION AND MORE JOBS TO ITS MOTHER PLANT , L H CARBIDE CORP. ALSO LOCATED IN FORT WAYNE, IN.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. NONE

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes XX No

27. Financing on Project

What is the status of financing connected with this project?

COMMERCIAL LOANS FROM FORT WAYNE NATIONAL BANK AND PURCHASE OUTRIGHT.

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COMMERCIAL LOANS FROM FORT WAYNE NATIONAL BANK AND PURCHASE OUTRIGHT.

No. 18 JANUARY 19 1984

Received from L. H. CARBIDE

Fifty and $\frac{00}{100}$ Dollars

FOR TAX ABATEMENT APPLICATION

\$ 50⁰⁰

James D. R.



L. H. Carbide Corporation

4420 CLUBVIEW DRIVE FORT WAYNE, IN 46804-4498

**FORT WAYNE
NATIONAL BANK**
FORT WAYNE • INDIANA 46802

71-19
749

CHECK NO. **12163**

PAY FIFTY AND NO/100 DOLLARS

DATE	PAY THIS AMOUNT
1-13-84	50.00

PAY TO
THE ORDER
OF CITY CLERK OF FORT WAYNE

L H CARBIDE CORPORATION

James D. R.
AUTHORIZED SIGNATURE

⑈012163⑈ ⑆074900194⑆30⑈117⑈074⑈9⑈



The City of Fort Wayne

February 2, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For L.H. Stamping

Dear Mr. GiaQuinta:

On January 19, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 4708 Clubview Drive as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on January 25, 1984. A formal review of the site and an interview with Mr. Robert Churchward was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

4708 Clubview Drive in Engle Ridge Industrial Park.
(Section "C" Block 9) Fort Wayne, IN 46804

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mark GiaQuinta
February 2, 1984
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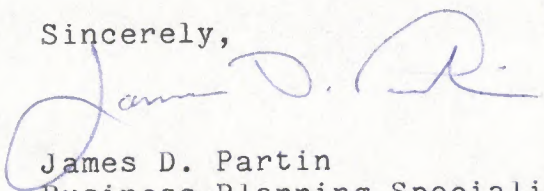
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of development
2. Cessation of Growth
3. Neighborhood conservation and stabilization
4. Increase in employment by 15 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin
Business Planning Specialist
Department of Economic Development

hjk

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionB-84-02-12DEPARTMENT REQUESTING ORDINANCE Economic Development DepartmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1.(Commonly known as 4708 Clubview Drive, Fort Wayne, Indiana; L. H.Stamping (Div. of L. H. Carbide).

_____EFFECT OF PASSAGE A present and unfinished property will be utilized
and new jobs will be created.EFFECT OF NON-PASSAGE Opposite of the above.

_____MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,000,000.00 (not includ-
ing land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____